

Town of Westwood
Commonwealth of Massachusetts

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
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PLANNING BOARD TOWN CLERK
TOWN OF WESTWOOD

**REPORT AND DECISION
AMENDMENT TO PROJECT DEVELOPMENT REVIEW APPROVAL FOR
LIFE TIME FITNESS INC. – UNIVERSITY STATION**

At a meeting of the Westwood Planning Board held on September 5, 2017

Motion made by Planning Board Member Michael L. McCusker, as follows:

I move that, pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw, the Planning Board:

- (1) Vote to amend the Project Development Review (PDR) Decision issued by the Planning Board on December 17, 2013, in connection with the application for PDR amendment (the "Application") submitted by Life Time Fitness, Inc. (the "Proponent") on August 28, 2017, to add primary and preventative care (the "Proposed Use") to the existing Health Care Office Use at the Proponent's facility located in "Development Area C" on the plan entitled "University Avenue Mixed Use District, Modified Master Development Plan," prepared by Tetra Tech, last revised November 22, 2016 (the "Master Development Plan").
- (2) In connection with the issuance of such PDR amendment, make the following findings with respect to the Proposed Use:
 - (i) the Proposed Use materially conforms to the Master Development Plan and supporting documents on file with the Town Clerk;
 - (ii) any previously-developed portion of the University Avenue Mixed Use Development (UAMUD) Project has not resulted in material adverse impacts that have caused a condition that does not comply with applicable regulatory requirements or, in the opinion of the Planning Board, is substantially detrimental to the public health or safety or the environment;
 - (iii) the Proposed Use does not pose new material adverse impacts or materially exacerbate existing adverse impacts to any adjacent property or the proximate neighborhood that have not already been addressed through mitigation required by the Development Agreement by and between the Town of Westwood and Westwood Marketplace Holdings LLC dated as of May 7, 2013, as the same may be amended from time to time;

- (iv) the Proposed Use results in net fiscal benefits to the Town and the Proponent has adequately mitigated any adverse fiscal impact;
- (v) the Proposed Use complies with the standards and requirements set forth in Section 9.7 of the Westwood Zoning Bylaw, including but not limited to the performance and design standards set forth in Section 9.7.11; and
- (vi) all waivers from the University Avenue Mixed Use District (UAMUD) Rules and Regulations requested in the Application and approved hereby are: (a) in the public interest or relate to information that is not relevant to the Amendment or would be duplicative of information previously provided in connection with the UAMUD Project or prior phases thereof; and (b) consistent with the intention and purpose of said Rules and Regulations and the Westwood Zoning Bylaw.

Motion seconded by Steven H. Olanoff

Those voting in favor: Michael L. McCusker
Brian D. Gorman
David L. Atkins, Jr.
Steven H. Olanoff

Opposed: None